

159.0

0012

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,190,600 / 1,190,600

USE VALUE: 1,190,600 / 1,190,600

ASSESSED: 1,190,600 / 1,190,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
199		RENFREW ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BRUNGER JAMES I JR &	
Owner 2:	FRENETTE SARAH E	
Owner 3:		

Street 1:	199 RENFREW ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER		
Owner 1:	TKS REALTY LLC -	
Owner 2:	-	

Street 1:	24 FOXMEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION		
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3205 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						106389	
101	6000.000	770,600		420,000	1,190,600						GIS Ref	
											GIS Ref	
											Insp Date	
											04/21/16	

PREVIOUS ASSESSMENT							Parcel ID		Notes	
							159.0-0012-0004.0		Date	

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	101	FV	770,600	0	6,000.	420,000	1,190,600	1,190,600	Year End Roll
2019	101	FV	590,600	0	6,000.	420,000	1,010,600	1,010,600	Year End Roll
2018	101	FV	590,600	0	6,000.	354,000	944,600	944,600	Year End Roll
2017	101	FV	590,600	0	6,000.	324,000	914,600	914,600	Year End Roll
2016	101	FV	163,400	0	6,000.	276,000	439,400	439,400	Year End
2015	101	FV	153,600	0	6,000.	240,000	393,600	393,600	Year End Roll
2014	101	FV	153,600	0	6,000.	222,000	375,600	375,600	Year End Roll
2013	101	FV	153,600	0	6,000.	211,200	364,800	364,800	12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TKS REALTY LLC,	67392-143		6/8/2016		1,210,000	No	No	
NEWHOFF ELINOR	64254-150		9/19/2014		460,000	No	No	
NEWHOFF NATALIE	64065-425		8/12/2014	Convenience	99	No	No	A
HUCHRA JOHN P	24989-449		11/14/1994		99	No	No	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/13/2015	1544	Heat App	15,000						3/20/2017	SQ Returned	MM	Mary M					
8/11/2015	1117	New Buil	285,000		8/11/2015			Construct new sing	4/21/2016	Permit Insp	PT	Paul T					
5/22/2015	543	Foundati	10,000						4/21/2016	Measured	PT	Paul T					
12/8/2014	1667	Demoliti	10,000					Demo existing hous	10/14/2008	Inspected	355	PATRIOT					
									1/1/1982		PS						

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



